



## **PLANNING DIRECTOR'S HEARING AGENDA**

**WEDNESDAY, May 3, 2006**

9:00 a.m.  
City Council Chambers  
City Hall

200 East Santa Clara Street  
San Jose, California 95113-1905

### **Hearing Officers**

**Jean Hamilton, AICP, Acting Deputy Director**

**Susan Walton, Principal Planner**

**Joseph Horwedel, Acting Director  
Planning, Building, and Code Enforcement**

## NOTE

To arrange an accommodation under the Americans with Disabilities Act to participate in this public meeting, we ask that you call (408) 535-7800 (VOICE), 294-9337 (TTY) at least two days, (48 hours) before the meeting. If you requested such an accommodation and have not already identified yourself to the technician seated at the staff table, please do so now. If you did not call in advance and do now need assistance, please see the technician.

## NOTICE TO THE PUBLIC

Good morning, this is the Planning Director's Hearing of **May 3, 2006**. My name is \_\_\_\_\_ and I am the Hearing Officer for today's agenda. On behalf of the Planning Director, I would like to welcome you to this Public Hearing. Please remember to turn off all cell phones and pagers. A copy of the agenda is available on the table by the door for your convenience. A validation machine is available up the stairs at the rear of these chambers for parking tickets for the garage underneath City Hall.

The procedure for this hearing is as follows:

- Hearing Officer will identify the project as described on the agenda
- Staff report
- After the staff report, applicant and/or representative will have up to 5 minutes to speak and should make themselves known as their item comes up by approaching the microphone and identifying themselves and stating their home address, or just wave from the audience if you do not wish to speak
- Public testimony of up to 2 minutes, either for or against the project. Please state name and home address for the record
- After the public testimony, the applicant may make closing remarks of up to 5 minutes
- The Hearing Officer may ask questions of the speaker
- The public hearing will then be closed and the Hearing Officer will take action on the item. The Hearing Officer may request staff to respond to the public testimony, ask staff questions, and discuss the item

**If you challenge these land use decisions in court, you may be limited to raising only those issues you or someone else raised at this public hearing or in written correspondence delivered to the City at, or prior to, the public hearing.**

**The Planning Director's action on these agenda items is final when the permit is signed and mailed, unless the permit is appealed.** The Planning Director's actions are appealable in accordance with the requirements of Title 20 of the Municipal Zoning Code.

**Note:** If you have any agenda changes, please contact Gina Robles ([gina.robles@sanjoseca.gov](mailto:gina.robles@sanjoseca.gov)).

## **AGENDA**

### **ORDER OF BUSINESS**

#### **1. DEFERRALS**

Any item scheduled for hearing this morning for which deferral is being requested will be taken out of order, to be heard first on the matter of deferral. A list of staff recommended deferrals is available on the table. I will identify the items to be deferred and then ask for comments from the audience. If you want to change any of the deferral dates recommended or speak to the question of deferring these or any other items, you should say so at this time. I will now open the public hearing. The following items are proposed to be deferred.

**The matter of deferrals is now closed.**

#### **2. CONSENT CALENDAR**

##### **NOTICE TO THE PUBLIC**

The consent calendar items are considered to be routine and will be adopted by one motion. There will be no separate discussion of these items unless a request is made by the Director of Planning, staff, or the public to have an item removed from the consent calendar and considered separately. If anyone in the audience wishes to speak on one of these items, please come to the podium at this time.

- a. PDA97-021-03. Planned Development Amendment Permit** to construct a new poolhouse behind an existing single-family residential site in the A(PD) Planned Development Zoning District located on the west side of Wood Hollow Court, approximately 100 feet southerly of Canyon Hills Lane (2169 Wood Hollow Court) (Donald Bittel And Buulinh J Pham, Owner). Council District 8. SNI: None. CEQA: Exempt.
- b. SP06-029. Special Use Permit** to allow an outdoor food service vending facility on private property on a 0.52 gross acre site in the CP Pedestrian Commercial Zoning District, located at the southeast corner of Senter Road and Southside Drive (3070 Senter Road) (Trong Nguyen, Owner). Council District 7. SNI: None. CEQA: Exempt.
- c. TR05-036 Tree Removal Permit** to remove one Pine tree 110” in circumference on a 0.16 gross acre site in the R-1-8 Residence Zoning District located at 3215 Ravenswood Way (Irma Terrazas, Owner). Council District 8 CEQA: Exempt.
- d. TR06-020** to remove four (4) ordinance-sized Aleppo Pine Trees ranging in size from 63 to 69 inches in circumference in the A(PD) Planned Development Zoning District located at 2019 Heather Glen Drive (Summerhill Woodglen Llc, Owner). Council District 1. CEQA: Exempt.
- e. TR06-035** to remove four trees (three poplars and one eucalyptus) ranging in

size from 66 to 96 inches in circumference in the R-1-8 Single-Family Residence Zoning District, located at 3706 Williams Road. Council District 1. CEQA: Exempt.

**The consent calendar is now closed.**

### **3. PUBLIC HEARING**

- a. **PD05-066. Planned Development Permit** to construct 239 multifamily attached residential units at Santana Row on a 4.095 gross acre site in the A(PD) Planned Development Zoning District, located on the southwest corner of Olin Avenue and Hatton Street (388 SANTANA ROW) (Frit San Jose Town & Country Village LLC, Owner/Developer). Council District 6. SNI: None. CEQA: Final Town and Country Village EIR, EIR Resolution No. 68210. **Deferred from 4/12/06.**
- b. **SP06-023. Special Use Permit** to allow a legal nonconforming use to be changed to another nonconforming use of a like nature, on an existing industrial site in the IP Industrial Park Zoning District, located at the southeast corner of Dado Street and Junction Avenue (2202 Junction Av) (Emerson Julia C Trustee, Owner; G&K Services, Inc., Applicant). Council District 4. SNI: None. CEQA: Exempt.
- c. **SP06-024. Special Use Permit** to allow the expansion of operations at an existing Recyclables Processing Facility (GreenWaste Recovery Facility) consisting of an increase in the amount of allowable materials to be processed from 935 tons per day to 1400 tons per day on a 6.05 gross acre site in the HI Heavy Industrial Zoning District, located on the north side of Charles Street approximately 750 feet westerly of Oakland Road (625 CHARLES ST)(Green Waste Recovery Inc, Owner). Council District 4. SNI: None. CEQA: Mitigated Negative Declaration.
- d. **TR06-049. Tree Removal Permit** Request to remove six (6) Palm trees (73-107 inches in circumference) on a 0.38 gross acre site in the R-1-8 Single-Family Residence Zoning District, located on 1618 Peachwood Drive (Yuen Xavier And Ishihara Hiromi, Owner). Council District 4. SNI: None. CEQA: Exempt.
- e. **T05-094. Tentative Map Permit** to reconfigure three parcels into one condominium lot with up to 34 condominium units for industrial park uses with a minimum unit size of 1,450 square feet on a 9.9 gross acre site in the IP Industrial Park Zoning District, located at the southeast corner of Piercy Road and Hellyer Avenue (Hellyer Commons Llc, Owner). Council District 2. SNI: None. CEQA: Edenvale Redevelopment Expansion Area EIR Resolution No. 70021, File No. T05-094.
- f. The projects being considered are located on the south side of Moorpark Avenue approximately 100 feet east of Clover Avenue (2830 Moorpark Avenue) in the A(PD) Planned Development Zoning District (MASON STEPHEN D AND MAUDE M TRUSTEE, Owner/Developer). Council District 6. SNI: None. CEQA: Exempt.

1. **PD06-010. Planned Development Permit** to retain one existing and construct two new single-family detached residences on a 0.65 gross acre site
  2. **PT06-023. Planned Development Tentative Map Permit** to subdivide one parcel into three lots for single-family detached residential uses on a 0.65 gross acre site.
- g. **SP06-017. Special Use Permit** to allow removal of existing, unpermitted retaining walls and replacement with new retaining walls on a 0.16-acre single family lot in the R-2 Two-Family Residence Zoning District, located at/on the east side of Fall Avenue approximately 100 feet south of Clayton Road (1514 FALL AV) (Schmitt Charles E Jr And Joanna B, Owner). Council District 5. SNI: None. CEQA: Exempt.
- h. **PDA92-035-01. Planned Development Permit Amendment** for tree removal including after-the-fact approval for removal of three ordinance-size trees, proposed removal of five ordinance-size trees including one American Elm - 119 inches in circumference, one Monterey Pine tree - 97 inches in circumference, two Red Ironbark Eucalyptus - 78 and 97 inches in circumference, and one Almond tree - 112 inches in circumference, removal of four non-ordinance size trees and one dead tree, and determination of tree replacement requirements at the Garden Alameda office complex in the A(PD) Planned Development Zoning District, located on the southeast corner of State Route 82 and Schiele Street (1550 THE ALAMEDA) (Cirrus Investments LP, Owner). Council District 6. CEQA: Exempt.
- i. **TR06-048. Tree Removal Permit** request to allow the removal of one Monterey Pine tree, 148" in circumference on a 0.25 gross acre site. in the R-1-5 Single-Family Residence Zoning District, located at 15406 Lone Hill Road (Gilbert, F. Virginia, Owner). Council District 9. CEQA: Exempt.

**This concludes the Planning Director's Hearing for May 3, 2006. Thank you.**

PLANNING DIRECTOR'S AGENDA ON THE WEB:  
<http://www.sanjoseca.gov/planning/hearings/default.asp>  
PUBLIC INFORMATION COUNTER  
(408) 535-7800 CITY OF SAN JOSE